



April 04, 2022

Public Works  
Lee's Summit City Public Works  
220 SE Green St  
Lee's Summit, MO 64063

**RE: Storm Memo for 2911 NE Independence Ave, Lee's Summit, MO 64064**

K1 Speed is applying for Preliminary Engineering to develop the site located at 2911 NE Independence Ave in Lee's Summit. The project will consist of construction of a 11,250 square foot office building and a 47,600 square foot building which will house a racetrack, restaurant, and spectating area.

The existing site is a grass pad site with little impervious area; however, in 2015 a PDP submitted by Hg Consult Inc. for Strother Crossings and was accepted by Lee's Summit. The PDP, attached, showed a proposed layout for Lots 8 & 9. The impervious area in the PDP is shown below in Table 1.

Lots 8 & 9, now Lots 1 & 2 for the 2022 proposed PDP, are to be combined and split. The impervious area for the proposed lots is shown in Table 2 below. In conversations with Lee's Summit staff, all Strother Crossings is detained and treated by a regional detention pond to the west. This project decreases the amount of impervious from the 2015 PDP and therefore will not require water quality or quantity facilities.



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**Table 1: Preliminary Development Plan Areas (2015)**

<u>2015 PDP</u>								
Basin ID	AREA		PERVIOUS		IMPERVIOUS		CN-Value	C-VALUE
Lot 8	117,724 SF	(2.70 ac)	25,368 SF	(0.58 ac)	92,356 SF	(2.12 ac)	94	0.77
Lot 9	78,867 SF	(1.81 ac)	17,963 SF	(0.41 ac)	60,904 SF	(1.40 ac)	94	0.76
<b>Total</b>	<b>196,591 SF</b>	<b>(4.51 ac)</b>	<b>43,331 SF</b>	<b>(0.99 ac)</b>	<b>153,260 SF</b>	<b>(3.52 ac)</b>	<b>94</b>	<b>0.77</b>

**Table 2: Preliminary Development Plan Areas (2022)**

<u>2022 PDP</u>								
AREA ID	AREA		PERVIOUS		IMPERVIOUS		CN-Value	C-VALUE
Lot 1	52,478 SF	(1.20 ac)	17,240 SF	(0.40 ac)	35,238 SF	(0.81 ac)	92	0.70
Lot 2	144,113 SF	(3.31 ac)	35,398 SF	(0.81 ac)	108,715 SF	(2.50 ac)	94	0.75
<b>Total</b>	<b>196,591 SF</b>	<b>(4.51 ac)</b>	<b>52,638 SF</b>	<b>(1.21 ac)</b>	<b>143,953 SF</b>	<b>(3.30 ac)</b>	<b>93</b>	<b>0.74</b>

If you have any questions, please contact me at [austin.lage@ibhc.com](mailto:austin.lage@ibhc.com) or 913-663-1900.

Sincerely,

Austin Lage, P.E.  
Project Engineer



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## **APPENDIX**

**2015 Proposed Site Layout**

**2022 Proposed Site Layout**



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